



Council Communication

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: TOM CONDIT, P.E., DEVELOPMENT ENGINEER, 480-503-6815

THROUGH: MIKE GILLESPIE, P.E., TOWN ENGINEER
KYLE MIERAS, DEVELOPMENT SERVICES DIRECTOR
MARC SKOCYPEC, DEPUTY TOWN MANAGER

MEETING DATE: AUGUST 1, 2013

SUBJECT: SP1344F APPROVAL OF THE FINAL PLAT OF "MINOR SUBDIVISION FOR CROSSROADS TOWNE CENTER PHASE 2 ADDITION", LOCATED SOUTH OF THE SOUTHEAST CORNER OF GILBERT AND GERMANN ROADS.

-STRATEGIC INITIATIVE: Infrastructure

This project supports Gilbert's Infrastructure Strategic Initiative as it allows for the logical extension of infrastructure services to the subject site as well as the surrounding area.

LEGAL REVIEW

☐ Complete

☒ N/A

FINANCIAL REVIEW

☒ Complete

☐ N/A

RECOMMENDED MOTION

A MOTION TO APPROVE THE FINAL PLAT OF "MINOR SUBDIVISION FOR CROSSROADS TOWNE CENTER PHASE 2 ADDITION", LOCATED SOUTH OF THE SOUTHEAST CORNER OF GILBERT AND GERMANN ROADS.

BACKGROUND/DISCUSSION

The *Crossroads Towne Center – Phase 2 Addition* is a proposed 9-acre addition to the commercial site located south of the southeast corner of Gilbert and Germann Roads. The final plat for *Minor Subdivision for Crossroads Towne Center – Phase 2 Addition* divides the property by land use in accordance with the recently approved zoning case for this project (see Ordinance 2422). Approval of

this final plat will allow the current and future landowner to proceed with property transfers and land development as contemplated by Ordinance 2422.

The following is an abbreviated history of Town actions associated with this property:

March 21, 2013 Town Council approved Ordinance No. 2422 under case no. Z13-01, rezoning the site from Business Park PAD zoning to General Commercial PAD zoning.

FINANCIAL IMPACT

There is no direct financial impact on the Town associated with this final plat approval. Approval of this final plat will allow the current owners of the property to move forward with the sale of the property, which will allow the new owners to proceed with an addition to the Crossroads Towne Center plaza. This will have the indirect benefit of bringing new construction activity and sales tax revenues to the Town.

The financial impact was reviewed by Cris Parisot in the Office of Management and Budget.

STAFF RECOMMENDATION

The Engineering Division has reviewed this final plat. All Town requirements have been addressed by the applicant. Staff therefore recommends approval of this final plat by the Town Council.

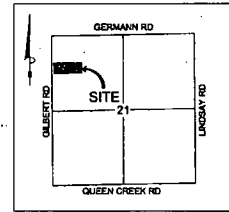
Respectfully submitted,



Tom Condit, P.E.
Development Engineer
tom.condit@gilbertaz.gov

Attachment: Reduced Size Plat

MINOR SUBDIVISION FOR CROSSROADS TOWNE CENTER PHASE 2 ADDITION LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

NOTES:

- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES, AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WARE, OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE TOWN OF GILBERT.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- DEVELOPER SHALL EXERCISE ITS RIGHTS TO ANNEX THE SUBJECT 8.0 ACRES INTO LAND CONTROLLED BY THAT CERTAIN COMMON OPERATION AND RECREATION AGREEMENT DATED MAY 17, 2008 WHICH CONTROLS THE EXISTING 20 ACRES CROSSROADS TOWNE CENTER (THE "CORE"), A COPY OF WHICH SHALL BE ON FILE WITH THE TOWN OF GILBERT PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR SHALL CREATE A PROPERTY OWNER'S ASSOCIATION (POA) TO MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE FIFTY-YEAR, TWENTY-FOUR HOUR STORM WITHIN THIRTY-SIX HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRY WELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE OWNER WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX HOUR PERIOD. REGULAR MAINTENANCE OF THE DRY WELL SINKING CHAMBER IS REQUIRED TO ACHIEVE BEST OPERATION OF THE DRY WELL.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

BASIS OF BEARINGS

BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 29 MINUTES 27 SECONDS EAST

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE DEED RECORDED IN INSTRUMENT 2006-1700951, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 2839.51 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 951.49 FEET TO THE SOUTHWEST SUBDIVISION CORNER OF CROSSROADS TOWNE CENTER-SOUTHEAST CORNER, RECORDED IN BOOK 808 OF MAPS, PAGE 43, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID WEST LINE, NORTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 85.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GILBERT ROAD AS PER DEED RECORDED IN INSTRUMENT NO. 2006-1042510, OFFICIAL RECORDS OF MARICOPA COUNTY, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 57 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF SAID CROSSROADS TOWNE CENTER-SOUTHEAST CORNER, A DISTANCE OF 997.84 FEET TO THE SOUTHEAST SUBDIVISION CORNER OF SAID CROSSROADS TOWNE CENTER-SOUTHEAST CORNER;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 01 DEGREES 02 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID CROSSROADS TOWNE CENTER-SOUTHEAST CORNER, A DISTANCE OF 368.87 FEET TO THE NORTH LINE OF PETERSON FARMS UNIT 1 RECORDED IN BOOK 588 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 88 DEGREES 59 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID PETERSON FARMS UNIT 1, A DISTANCE OF 953.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GILBERT ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING SIX(6) COURSES:

- NORTH 00 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 168.05 FEET;
- NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.41 FEET;
- NORTH 00 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 87.89 FEET;
- NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.56 FEET;
- SOUTH 89 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 8.00 FEET;
- NORTH 00 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 100.31 FEET TO THE POINT OF BEGINNING

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT MASTER RST LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MINOR SUBDIVISION FOR "CROSSROADS TOWNE CENTER PHASE 2 ADDITION" LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

THE OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED BY THIS MINOR SUBDIVISION AND THAT EVERY LEASER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY HAVING ANY INTEREST IN THE LAND ADJACENT TO OR INCONSISTENT WITH THE DEDICATION CREATED OR TRANSFERRED BY THIS MINOR SUBDIVISION HAS CONSENTED TO, OR JOINED IN THIS MINOR SUBDIVISION.

IN WITNESS WHEREOF, MASTER RST LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HERETOBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

MASTER RST LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: CRY MANAGER INC., MANAGER

BY: Michele W. Jones

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF July, 2013, BY Michele W. Jones, THE Vice President OF CRY MANAGER INC., AN ARIZONA CORPORATION, THE MANAGER OF MASTER RST LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL



L. Scott Finner
NOTARY PUBLIC

MY COMMISSION EXPIRES

8/30/2015

OWNER / DEVELOPER

MASTER RST LLC
5353 N. 18TH STREET
SUITE 103
PHOENIX, AZ 85016
PHONE: 602-344-3210
CONTACT: STEVE WINDGET

SURVEYOR

BOWMAN CONSULTING
3010 SOUTH PREST DRIVE
SUITE 103
TEMPE, AZ 85282
PHONE: (480) 629-8830
CONTACT: JERRY L. DODD JR.

ENGINEER

BOWMAN CONSULTING
3010 SOUTH PREST DRIVE
SUITE 103
TEMPE, AZ 85282
PHONE: (480) 629-8830
CONTACT: SHIRO KOSHOL

SHEET INDEX

COVER, NOTES, LEGAL DESCRIPTION, DEDICATION & CERTIFICATIONS
FP02 FINAL PLAT PLANS

SITE DATA

GROSS AREA: 366,267 S.F. 8.4083 ACRES

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MINOR SUBDIVISION IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jerry L. Dodd Jr. 07/11/13
JL.Dodd@bowmanaz.com RLS # 52139 DATE

REGISTERED LAND SURVEYOR # 52139
BOWMAN CONSULTING GROUP
3010 S. PREST DR., STE 103
TEMPE, ARIZONA 85282
(480) 629-8830

APPROVAL

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA THIS _____ DAY _____ OF _____, 2013.

MAYOR _____ DATE _____

ATTEND: TOWN CLERK _____ DATE _____

TOWN OF GILBERT, ENGINEER _____ DATE _____

TOWN OF GILBERT, PLANNING MANAGER _____ DATE _____

COUNTY RECORDER

Bowman CONSULTING
3010 South Prest Drive, Suite 103
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8830
www.bowmanaz.com



MINOR SUBDIVISION
CROSSROADS TOWNE CENTER PHASE 2 ADDITION
GILBERT, ARIZONA

DATE	07/11/13
PROJ. NO.	BSM-02
TASK NAME	001
DRAWN BY	AG
CHECKED	JO
QUALITY	ON
CHECKED BY	
SCALE	N.T.S.
1 OF 2	

010 South Pineda Drive, #101
Fax: (408) 829-8841



MINOR SUBDIVISION
CROSSROADS TOWNE CENTER PHASE 2 ADDITION
GILBERT, ARIZONA

THE UNIVERSITY OF TEXAS AT AUSTIN

DATE	
DATE:	07/11/13
PROJ NO.	9634-02
TASK NAME	001
DRAWN BY:	AG
CHECKED:	JD
QUALITY:	CH
CLIENT NO.	
SCALE N.T.S.	
2 of 2	

■ FOUND BRASS CAP IN HANDHOLE
 ● FOUND BRASS CAP FLUSH
 ● FOUND 1/2" REBAR OR P/K NAIL AS NOTED
 N.T.S. NOT TO SCALE
 DOC DOCUMENT
 M.C.R. MARICOPA COUNTY RECORDER
 P.U.E. PUBLIC UTILITY EASEMENT
 ROW RIGHT-OF-WAY
 _____ SECTION LINE
 _____ EASEMENT LINE
 - - - - - PARCEL LINE
 _____ RIGHT-OF-WAY
 _____ PROPERTY LINE
 _____ ROADWAY MONUMENT LINE
 _____ SUBDIVISION BOUNDARY

Line #	Length	Direction
L1	5.41	N45°00'00"E
L2	87.89	N00°29'27"W
L3	8.56	N45°00'00"W
L4	6.00	S89°30'33"W
L5	100.31	N00°29'27"W

